

\$ 25.00

Feb 7

1968 No.           

RECEIVED OF Campbell Realty - 4424 Kanga

Twenty-five + <sup>00</sup>/<sub>100</sub> DOLLARS

Zoning Map Amended

BY L. H. McLaughlin  
Controller



Signatures of 57 property owners

April 10, 1968

## PETITION

We, the undersigned property owners, request that lots 2 through 18, both inclusive, in Gardendale Addition and bounded by Anthony Blvd., Seddlemeyer Ave, Decatur Road and Gardendale Ave. retain their present "RA" District, Suburban Residential zoning classification for the following reasons:

1. The proposed zoning change would constitute unwise usage of land and a waste of one of our natural resources.
2. The proposed zoning change would amplify an already serious surface drainage problem in the neighborhood.
3. There is inadequate fire protection for many of the high fire-risk usages allowed under the proposed zoning classification.
4. Many of the usages allowed under the proposed zoning classification would require increased police protection for the neighborhood.
5. The streets surrounding the area under consideration are not adequate to handle the increased heavy-weight traffic that would accompany the usages allowed under the proposed zoning classification.
6. Serious health hazards could arise from some of the usages allowed under the proposed zoning classification.
7. The proposed zoning change would serve the interests of a few persons, but thwart the interests of the community and the C.T. of L.S. 1111.

1518 Gardendale Ave.,  
Fort Wayne, Indiana  
April 9, 1968

CITY PLAN COMMISSION  
425 S. Calhoun St.,  
Fort Wayne, Indiana

Gentlemen:

Some time ago I was approached by Mr. Campbell of the Campbell Realty Co., regarding the rezoning of the area in which I live (Gardendale Addition) from residential to Business. I was given the impression that the business would be that of warehouses, or some such project that would take about all of the area.

I told Mr. Campbell that I would be willing to go along with that kind of a change, but that I would not favor a lot of little business here and there, making a hodge-podge of the area.

Now I learn that the "B3B" district would create the very hodge-podge collection of small businesses that I said I would not favor. And I definitely oppose that. A "B1" or perhaps a "B2" district would not be offensive. But this proposed change would bring to pass the very thing that the area has fought ever since we have had a community.

It will be impossible for me to be present for the meeting on April 15, due to a previous commitment for that time. But I want to register my extreme disapproval of a change to a "B3B" district.

Yours very truly,

*Mattie P. Albert*  
Mrs. Waldo E. Albert

I have lived here since May 15, 1926 and have one and one-half acres of ground.

*Signed petition to rezone - changed her mind now*



April 10, 1968

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Fred R. Gideon	1613 Gardendale Ave.
Ester M. Kloss	7143 Decatur Rd.
Nicholas V. Frato	6903 S. Anthony
Aurelia G. Frato	6903 S. Anthony
Mrs Herman Seddlemeyer	6815 S. Anthony
Emme M. River	6809 S. Anthony
Cornelius P. Oliver	6809 S. Anthony
Stephen A. Salbt Jr.	6811 S. Anthony
Robert Krite	1501 Gardendale Ave
Charles C. Critt	1501 Gardendale Ave
Ralph E. Dillon	1427 Decatur
Elizabeth Dillon	1427 Gardendale Ave.
John Cross	1230 Sylvia
Margaret J. Leslie	6822 Decatur Road
Earl W. Leslie	6822 Decatur Rd.
Mr + Mrs John Pitts	6802 Decatur Road
Arthur W. Torbeck	6505 Decatur Rd
Mrs A. W. Torbeck	6505 Decatur Rd
Mrs Wm G. Smith Sr.	6818 Decatur Road
Peg Gideon	1613 Gardendale
Mrs Oline Gladieux	1528 Tillman Rd
Mrs L. H. Gladieux	" " " "
Stanley S. Soudles	1565 Tillman Road
Mr + Mrs James DeSelm	1685 Tillman Rd



April 10, 1968

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A. Jack Piatt

Mrs Jack Piatt

Mr &amp; Mrs Walter Crow

Mr &amp; Mrs Paul Bantill

Mr &amp; Mrs William J. Taylor

Mrs Joyce E. Chaplin

Nancy E. Pedersen

Gill Pedersen

Mr &amp; Mrs Alec Andringa

Mr &amp; Mrs William Houston

Miss Louise Hegerfeld

1220 Sylvia

1209 Sylvia

1209 Sylvia Ave.

1208 Sylvia ave.

1208 Sylvia ave

7022 Gary Street

7028 Gary St.

1103 Sylvia St.



April 10, 1968

Arthur H. Miller	1516 Tillman
Barbara E. Miller	1516 Tillman Rd.
Garth E. Haines	1426 Tillman Rd
Herman F. Gearhart	1420 Tillman Rd
Lona M. Gearhart	1420 Tillman Rd.
Murdy L. Vincent	Lots 11 & 12 Gardendale Ave.
Barclay D. Vincent	Lots 11 & 12 Gardendale Ave
Robert A. Burns	Lots #1 1421 Gardendale
Patricia L. Burns	1421 Gardendale
Mrs A. Spice	1502 Gardendale City
Mrs. Waldo Albert	1518 Gardendale Ave.
Mrs & Mr. Louella H. Alkire	6920 S Anthony
Ma and Mrs. O. R. Huffman	1607 Gardendale Ave.



PETITION TO REZONE

We, the undersigned, being the owners of more than fifty-one (51) percent of the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an ordinance to reclassify from a/an R A

                     District to a/an B 3 B                      District, the real estate described as follows, to-wit:

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 in Gardendale Addition to the city of Fort Wayne, Indiana, Allen County.

<u>Marion F. Pally</u>	<u>Lot 15-16</u>
<u>Albert L. Gumbert</u>	<u>Lot 13</u>
<u>Viola H. Thieme</u>	<u>Lot -10</u>
<u>Mary C. Graef</u>	<u>Lot 2</u>
<u>Matthie P. Albert</u>	<u>E 1/2 Lot 4 and 5<sup>all</sup></u>
<u>Sharon Neukam</u>	<u>Lot #3</u>
<u>Herbert Cocklin</u>	<u>Lot #12</u>
<u>Juanita J. Spice</u>	<u>Lot W 1/2 4</u>
<u>Richard Lee Sr.</u>	<u>Lots 6 and 7</u>
<u>Hayes O. Campbell</u>	<u>Lots 8 &amp; 9</u>



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on March 12, 1968, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-68-03-09; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,


WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on April 15, 1968;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the city, and the amendment will be detrimental to and conflicts with the overall city plan;

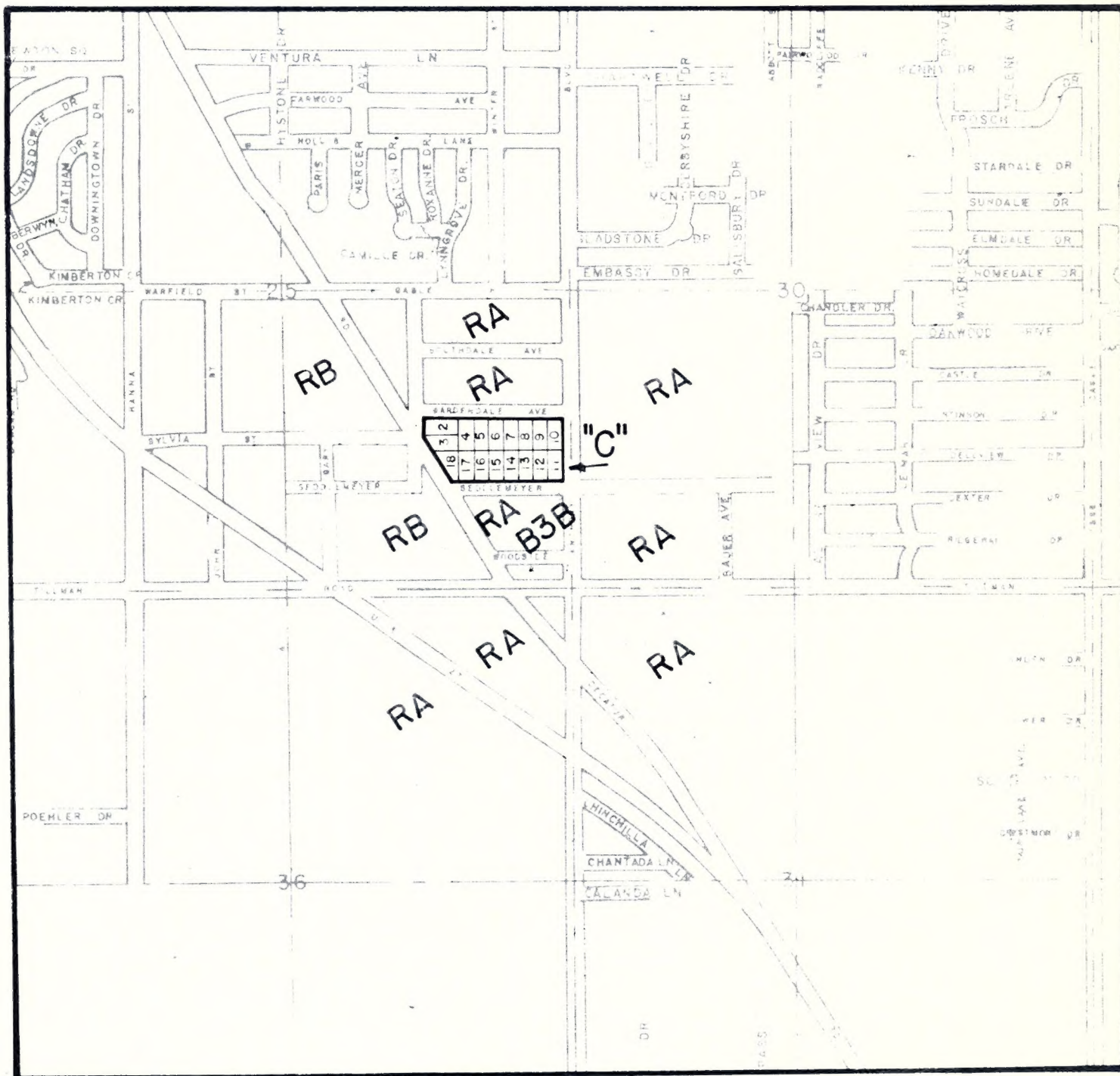
BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held April 22, 1968.

Certified and signed this  
25th day of April 1968.

  
Mary Ann Haynie  
Secretary





"C" CHANGE FROM RA TO B3B

2-68-03-01



Bill No. Z-68-03-09

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance  
amending the City of Fort Wayne Zoning Map No. C-14,

have had said Ordinance under consideration and beg leave to report back to the Common

Council that said Ordinance PASS.

PHIL A. STEIGERWALD, Chairman

CELIA ANN FAY, Vice-Chairman

THOMAS G. ADAMS

JOHN H. ROBINSON

EDWIN J. ROUSSEAU

*Be Referred*  
*Phil A. Steigerwald*  
*Celia Ann Fay*  
*Thomas G. Adams*  
*John H. Robinson*  
*Edwin J. Rousseau*

CONCURRED IN

DATE 5-14-68 FUAD G. BONAHOOM, CITY CLERK



Read the first time in full and on motion by Steigerwald seconded by  
Fay and duly adopted, read the second time by title and referred  
to the (Committee on) Regulations (and to the City Planning  
Commission for recommendation) (~~and Public Hearing to be held after due legal notice,~~  
~~at the Council Chambers, City Hall, Fort Wayne, Indiana, on~~  
~~the~~ \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_, at \_\_\_\_\_ o'clock  
~~P.M., E.S.T.~~

Date: 3-12-68

Head J. Benahoon  
City Clerk

Read the third time in full and on motion by \_\_\_\_\_  
seconded by \_\_\_\_\_ and duly adopted, placed on its passage.  
Passed (LOST) by the following vote:

AYES	_____,	NAYS	_____,	ABSTAINED	_____,	ABSENT	_____,	to-wit:
Adams	_____	_____	_____	_____	_____	_____	_____	
Dunifon	_____	_____	_____	_____	_____	_____	_____	
Fay	_____	_____	_____	_____	_____	_____	_____	
Geake	_____	_____	_____	_____	_____	_____	_____	
Nuckols	_____	_____	_____	_____	_____	_____	_____	
Robinson	_____	_____	_____	_____	_____	_____	_____	
Rousseau	_____	_____	_____	_____	_____	_____	_____	
Steigerwald	_____	_____	_____	_____	_____	_____	_____	
Tipton	_____	_____	_____	_____	_____	_____	_____	

Date 5-

\_\_\_\_\_  
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as  
(Zoning Map) (~~General~~) (~~Annexation~~) (~~Special~~) (~~Appropriation~~) Ordinance (~~Resolution~~) No. \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_.

ATTEST: (SEAL)

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day  
of \_\_\_\_\_, 196\_\_\_\_ at the hour of \_\_\_\_\_ o'clock \_\_\_\_ M., E.S.T.

\_\_\_\_\_  
City Clerk

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_  
at the hour of \_\_\_\_\_ o'clock \_\_\_\_ M., E.S.T.

\_\_\_\_\_  
Mayor